



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, AUGUST 17, 2005, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Rami Talleh, Paul Da Veiga, Ron Santos, Ramona Kohlmann

MINUTES: August 3, 2005

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 03-36 (WARMAN RESIDENCE)

APPLICANT: Eric Warman
REQUEST: To permit the construction of a third-story deck in conjunction with a two-story, single-family home. The existing single-family home will be demolished.

LOCATION: 1102 Palm Avenue (northwest corner of Palm Avenue and Eleventh Street)

PROJECT PLANNER: Rami Talleh
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

2. PETITION DOCUMENT: VARIANCE NO. 05-01 / DESIGN REVIEW NO. 05-08 (TARBELL REALTORS)

APPLICANT: Rengel & Co Architects
REQUEST: To permit the construction of a five-foot wide landscape planter in lieu of the code required ten-foot wide planter along the front property line (Beach Boulevard frontage), in conjunction with façade upgrades to the existing two-story office building. The HBZSO requires compliance with minimum landscape standards based on the proposed exterior upgrades.

LOCATION: 16111 Beach Boulevard (west side of Beach Boulevard and Edinger Avenue)

PROJECT PLANNER: Paul Da Veiga
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**AGENDA
(Continued)**

- 3. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 2003-137 (BEACHMONT PLAZA)**
- APPLICANT: Charles G. Ball
- REQUEST: To permit the consolidation of four contiguous parcels into one 7.498 acre legal lot, for purposes of accommodating a previously approved shopping center reconstruction project.
- LOCATION: 10041 – 10111 Adams Avenue (northeast of the Adams Avenue/Brookhurst Street intersection)
- PROJECT PLANNER: Ron Santos
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Sixty Three Dollars (\$1263.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Forty Dollars (\$1540.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.